060.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	561,800 / 561,800
					USE VALUE:	561,800 / 561,800
					ASSESSED:	561,800 / 561,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LOWELL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESMOND SCOTT
Owner 2:	BARRETT LAURA
Owner 3:	
Street 1:	15 LOWELL ST PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYNCH ELEANOR M -
Owner 2:	-
Street 1:	38 FAY ROAD
Twn/City:	FRAMINGHAM
St/Prov:	MA Cntry:
Postal:	01702

NARRATIVE DESCRIPTION

This parcel contains 3,608 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1063 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3608.000	192,000		369,800	561,800
Total Card	0.083	192,000		369,800	561,800
Total Parcel	0.083	192,000		369,800	561,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.75 | /Parcel: 528.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39844

GIS Ref

GIS Ref

Insp Date 11/07/18

!5258!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,000	0	3,608.	369,800	561,800	561,800	Year End Roll	12/18/2019
2019	101	FV	173,700	0	3,608.	364,500	538,200	538,200	Year End Roll	1/3/2019
2018	101	FV	173,700	0	3,608.	280,000	453,700	453,700	Year End Roll	12/20/2017
2017	101	FV	173,700	0	3,608.	264,100	437,800	437,800	Year End Roll	1/3/2017
2016	101	FV	173,700	0	3,608.	243,000	416,700	416,700	Year End	1/4/2016
2015	101	FV	163,800	0	3,608.	227,100	390,900	390,900	Year End Roll	12/11/2014
2014	101	FV	163,800	0	3,608.	209,200	373,000	373,000	Year End Roll	12/16/2013
2013	101	FV	163,800	0	3,608.	209,200	373,000	373,000		12/13/2012

PRINT

Date	Time
12/10/20	20:10:13

LAST REV

Date	Time
04/16/19	14:28:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH ELEANOR M	51484-221		7/25/2008		309,000	No	No		
KINGMAN GUY	29121-481		9/22/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	39844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2010	949	Porch	2,000					REPL PORCH
4/5/2002	212	Re-Roof	3,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Meas/Inspect	189	PATRIOT
4/18/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3608		Sq. Ft.	Site		0	70.	1.46	6									369,768						369,800	

Total AC/HA: 0.08283 | Total SF/SM: 3608 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,768 | Spl Credit | Total: 369,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278240
Depreciation:	86254
Depreciated Total:	191986

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

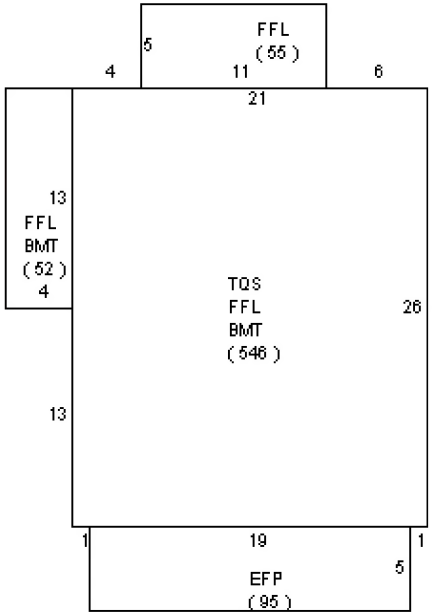
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	653	175.480	114,590
BMT	Basement	598	52.640	31,482
TQS	3/4 Story	410	175.480	71,860
EFP	Enclos Porch	95	55.880	5,308
	Net Sketched Area:	1,756	Total:	223,240
Size Ad	1062.5	Gross Are	1892	FinArea 1063

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	109.34
Final Total:	192000	Val/Su SzAd	180.71

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: